



The Corporation of the Township of Perry

MINUTES **PUBLIC MEETING** **Wednesday, May 5, 2010** **7:00 p.m.**

Almaguin Highlands Information Centre
(1007 Hwy. 11 N Emsdale ON)

Any and All Minutes are to be considered Draft until approved by Council at a Regular Meeting of Council

In Attendance:

- Council Members:** Mayor William Core
Councillors: John Dunn; Jim Cushman; Mary Anne Love;
and Les Rowley
- Municipal Staff:** Brenda J. Fraser, Clerk/Administrator
- Applicant:** Larry Ross
- Members of the Public:** Laura Blakey and Denise Stoneman on behalf of the
Lockes/Savage Settlement Road Group
Attached list

Mayor William Core presented the following Resolution to open the Public Meeting.

Resolution No. 2010-181

Moved by: Les Rowley

Seconded by: Jim Cushman

Be it resolved that the Council of the Township of Perry does hereby now adjourn from this Regular Meeting at 7:10 p.m. to commence a 'Public Meeting' for the purpose of hearing comments from members of the public with regard to a proposed Plan of Subdivision in Lot 25, Concession 2. **Carried.**

Mayor Core announced that Council would first hear comments from anyone wishing to speak for the application, followed by an opportunity for those who wish to speak against the application.

Mr. Larry Ross, one of the developers of the proposed subdivision took this opportunity to address the group, stating that he would be brief in his presentation and would try to answer any questions about the draft plan. Mr. Ross offered the following information:

- › the lots vary in size from 3.5 acres to 38 acres;
- › 7 lots are proposed that would front on Lockes Road, with 4 lots being proposed that front on Savage Settlement Road;
- › several studies have been completed to date, which include an environmental study, a species at risk study, well and septic suitability;
- › the preliminary environmental assessment study identified no issues;

- › the proposed driveway entrances meet approval requirements;
- › the lots would be for single family residences;
- › they are developers, not builders;
- › the increased risk to the creek and Mirage Lake as a result of development on Lot 1 was raised. Mr. Ross responded that there are large boulders on the surface, the rest is sandy soil but they would be willing to take precautions to keep the development to the front of the lot;
- › development is subject to set backs around the creeks;
- › they chose not to squeeze the maximum number of lots from the lands;
- › all of the reports are available from the South East Parry Sound District Planning Board;
- › Lot 7 is large to fit the terrain of the land and could possibly support further division;
- › in Perry Township, the only way to create lots is if they are on a main road or if the developer run interior roads

Mayor Core then asked twice, if there was anyone else wishing to speak in favor of the application.

Hearing none, Mayor Core then asked if there was anyone wishing to speak against the application.

In response to an inquiry, as to why there was no representation from the Planning Board, Mayor Core stated that he was the Chairperson of that Board and that the notes from this meeting, as well as comments from Council, will be forwarded to the Planning Board.

Laura Blakey and Denise Stoneman introduced themselves, announcing that they were chosen as the spokespersons for the group of people in attendance, who are concerned residents from Lockes Road and Savage Settlement Road. Concerns brought forth were as follows:

- that this development will set a precedence for further development in the rural areas in the Township;
- would the road(s) be brought up to standard to address the heavy equipment and increased traffic on them; would the residents be advised of what those upgrades would be; and where does the money come from;
- there is concern over the small size of the lots; will rezoning be required;
- would increased tax revenue offset the costs for such things as fire protection, landfill/transfer station, parks, library, waterfront, wear and tear on roads, safety;
- there is great concern that Lot 7 is large because there is intention to further subdivide this lot;
- concern that significant features or development circumstances were not addressed, i.e. is the subject property outside of the 500 metre limit of the pit/quarry and why was this not identified in the application (Mr. Ross responded that the proposed subdivision is a full 100 acre lot from the quarry and if the limit is 500 metres, then this was a mistake and they will amend their application. Mr. Ross also explained that they must show that a residential use is a better use of this property as aggregate designations are protected for future use);
- there is historical evidence of a homestead that existed there over 100 years ago. Ms. Stoneman dug up artifacts and uncovered bottles as a youth;
- requesting verification that the survey is correct in the vicinity of the bend on Lockes Road, as they feel the property is encroaching on other properties (Mr. Ross responded that E.J. Williams ran the whole line and it is possible that they are looking at the survey

bar for the Township Road Allowance);

- there are contradictions in the report. E.J. Williams states level land whereas Cottage Country reports that there are steep slopes (Mr. Ross commented that it depends where on the property an individual is. For example, there is quite a peak and steep slope on the 37 acre lot, but the development is focused away from there. Cottage Country deals mainly with septic and septic beds are not allowed on steep slopes);
- there is a lack of identification of wetland areas that this group wants to see identified. The aerial photos identify a pond and marsh area. What does that lead into? (Larry Ross responded that the environmental guys tested the pond for potential for fish habitat and reported that there were no fish/species concerns. As developers, they can put a large set back around the pond);
- there is concern that the subdivision will impact the old cemetery that exists on the south east corner of Savage Settlement and Lockes Roads (Mr. Ross replied that he could not see how a residential development would have any impact on the cemetery);
- they do not have a copy of the MNR report addressing wildlife and natural characteristics on the property (Larry Ross stated that he obtained that information from the website and there are 2 species of concern – Blandings Turtle and Eastern Hog Nose Snake) Ken Dear also reported seeing wild turkeys in this vicinity;
- one driveway existed and a second driveway is already pushed in with trees being taken down (Mr. Ross commented that they received approval by way of Resolution, from Council, for a second driveway and if the subdivision lots are approved, that driveway will serve Lot 6. The driveway on the road allowance was in existence);
- suggested looking into site plan control;
- Section 51 (24) of the OP speaks to whether the subdivision is in the public interest – why is this checked as ‘not applicable’ (Larry Ross referred to the report from Lanny Dennis dated February 10th and offered his copy to Ms. Blakey);
- Part C lists that the plan of subdivision conforms to the OP—it does not conform to the zoning (Mr. Ross answered that the application conforms to the OP but does not currently conform to the Zoning By-law);
- Part F speaks to the lots being well proportioned (Larry Ross answered that part of the reason for configuring the subdivision as they did, was to reach the 1:3 ratio and avoid long, narrow lots);
- A request was made to see the additional reports as well as when there would be an opportunity to speak again (Mayor Core stated that the next time there would be an opportunity for public input, would be at the Planning Board level).

Mr. Thomas Gagnon commented that his main concern was that now, he cannot see any neighbours. He did not move to Novar to be in a subdivision where there are 7 people in his sight line, to which Mr. Larry Ross responded that a limit could be placed on removal of trees in the front yard. Mr. Gagnon also expressed concern that there are too many lots being created and suggested that two of the 3 acre lots be combined to make one.

Fred Collins stated that “we depend on you guys (Council) to protect our rural property” and that they feel that this is already a “done deal”. He requested that Council “hold the line on this thing”. He is not against development and could see a lovely lifestyle if there were reasonable sized lots.

Lila Deer expressed concern from living in Markham, that a subdivision may look nice to Council but by 2025 people cannot afford the taxes for garbage pick up, streetlights, etc., and

that their little lake (Mirage Lake) is in danger. They are counting on Council to protect their property. When an ambulance was called for her husband, it could not make it up the hill. There are 4 driveways so what will happen to people going in and out.

A comment was made that they are all against this development. They feel that this is setting a precedence. Larry Ross is the only one going to make a profit.

Linda Hofstetter stated that the development would "degrade our quality of life" and that developer's don't care about this. She feels that a precedence is being set here, this is easy development and she wants better planning for these areas.

Denise Stoneman expressed concern with school buses travelling down the hill and turning onto Mirage Road and an accident that had occurred in the past. Ms. Stoneman commented that the additional traffic on the road is dangerous to pedestrians and results in more garbage being thrown on the road, as well as an increased number of trespassers.

Norm Hofstetter commented that he was curious as to the lot sizes, specifically the frontage versus the depth and that they could only squeeze 11 lots because it was a corner lot. Mr. Hofstetter suggested making 6 lots in total, doubling the price and thereby keeping the neighborhood happy.

Larry Ross stated that they did not go with the maximum number of lots, that they could have put more lots up Lockes Road or by running internal roads and that he would be happy to meet with and talk to their group.

In response to questions during the meeting, the following information was offered from Members of Council:

- upgrades to the road(s) can be incorporated into the subdivision agreement;
- road improvements could include: pulverizing; adding basic material; hard surfacing;
- there are currently several plans of subdivision in the Township and therefore, this does not set precedence;
- the minimum size of lots in the Rural Residential Zone is 2 acres, 200 feet frontage, minimum front yard of 50 feet, minimum side yard of 20 feet, minimum rear yard of 33 feet and maximum lot coverage of 25%;
- 5% cash-in lieu from newly created lots is used for park development;
- there is sufficient man power and equipment out of the Novar Station to respond to emergency calls;
- restrictions to further division of Lot 7 can be included in the subdivision agreement;
- a subdivision agreement is a legal document that is registered at the Registry Office in Parry Sound;
- an explanation was given with regard to a subdivision application versus a series of consent applications and that there is ability for Council to have more control with a subdivision agreement in place;
- it was stated that this is far from a 'done deal' and that all issues raised will be addressed.
- it was announced that there will be public meetings this summer with regard to our Official Plan Update and new Strategic Plan and that all are encouraged to attend these meetings to offer input.

Mayor Core announced the Information Session meeting be held on May 22nd, 2010 with regard to another subdivision proposal and he then thanked everyone for coming out.


Resolution No. 2010-182


Moved by: John Dunn

Seconded by: Les Rowley

Be it resolved that the Council of the Township of Perry does hereby now adjourn from this Public Meeting for Lot 25, Concession 2, at 8:40 p.m. to recommence the Regular Council Meeting of May 5th, 2010. **Carried.**

Dated this 19th day of May, 2010.


William C. Core, *Mayor*


Brenda J. Fraser, *Clerk/Administrator*

Note:

A copy of the concerns presented to Council was provided by Laura Blakey and is attached to these minutes for additional information.